

Message Text

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C O N F I D E N T I A L MOSCOW 16846

E.O. 11652: GDS

TAGS: PFOR, ABLD, AFSP, US, UR

SUBJECT: PROPERTY FOR PROPOSED CONGEN KIEV

REF: MOSCOW 16717

1. SUMMARY. ON ASSUMPTION SOVIETS HAVE NO MORE PROPERTIES UP THEIR SLEEVES IN KIEV, WE SEE THREE POTENTIAL OPTIONS FOLLOWING LATEST OFFERINGS (REFTEL): 67 CHKALOVA IF NOT RULED OUT BY TECHNICAL CONSIDERATIONS BECAUSE OF LOW-LYING LOCATION; REYTARSKAYA COMPLEX AS DEVELOPED IN CONSULTING ARCHITECT REPORT; AND KRUGLO-UNIVERSITETSKAYA, IF NEIGHBORING BUILDING COULD BE ADDED. FINAL DECISIONS MUST NECESSARILY HINGE ON TECHNICAL ADVICE AND ARCHITECTURAL SPACE ANALYSIS BEYOND EMBASSY COMPETENCE, BUT WE SUGGEST FOREGOING OPTIONS WARRANT SERIOUS CONSIDERATION. ALL THREE APPEAR AT FIRST GLANCE ABLE TO ACCOMMODATE CONGEN RESIDENCE IF ARCHITECTS CONTINUE TO RULE OUT RECONSTRUCTION PANASA MIRNOGO AND CHKALOVA 9 SITES. END SUMMARY.

2. ON BASIS FURTHER DISCUSSIONS WITHIN EMBASSY, WE OFFER COMMENTS FOLLOWING BELOW TO SUPPLEMENT INITIAL REPORT REFTEL. MFA REPRESENTATIVES IN MOSCOW HAVE EMPHASIZED TO US THAT KIEV HAS SHOWN ALL IT HAS TO OFFER. WHILE IT IS IMPOSSIBLE TO SAY WHETHER THIS IS FULLY TRUE, WE DO HAVE IMPRESSION THAT KIEV AUTHORITIES HAVE MADE GENUINE ATTEMPT TO MEET OUR REQUIREMENTS, AND IT IS EVIDENT CITY HAS GREATER LIMITATIONS THAN MOSCOW OR LENINGRAD. THIS MESSAGE IS THEREFORE EFFORT
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TO DO WHAT WE CAN WITH WHAT WE HAVE SEEN TO DATE.

STRONG CAVEAT IS THAT WE HAVE NOT YET HAD BENEFIT TECHNICAL ADVICE OR, PENDING STANGE/HELLMAN RETURN, ANALYSIS NEW BUILDINGS COMPARABLE TO THAT PROVIDED BY CONSULTING ARCHITECT KNOOP FOR EARLIER OFFERINGS. WE RULE OUT STRELETSKAYA AB INITIO ON CONSENSUS THAT ITS JUMBLE OF THREE STRUCTURES WITHOUT APPRECIABLE PLOT SPACE IS NOT RECONSTRUCTABLE TO EFFICIENT OR APPROPRIATE FACILITY.

3. LOCATION CONSIDERATIONS: KEY QUESTION IS WHETHER OR NOT 67 CHKALOVA MUST BE ELIMINATED ON TECHNICAL GROUNDS BECAUSE OF ITS LOW-LYING SITE. IT IS VIRTUALLY AT THE BOTTOM OF THE RIDGE RUNNING PERPENDICQAR TO LENIN STREET AND IS DOMINATED BY BUILDINGS RUNNING BACK UP THE HILL ALONG LENIN STREET. ON OTHER LOCATION COUNTS WE BELIEVE IT ACCEPTABLE--NEIGHBORING BUILDINGS ARE IN REASONABLY GOOD SHAPE WITH ATMOSPHERE OF GENERALLY PLEASANT RESIDENTIAL NOOK AND SITE IS, IF NOT NEAR CENTER, AT "CORNER" OF OVERALL KIEV DOWNTOWN AREA. KRUGLO-UNIVERSITETSKAYA SITE SEEMS BEST OF ALL YET OFFERED IN TERMS ACCESS TO DOWNTOWN AND APPEAL OF IMMEDIATE SURROUNDINGS. WITHOUT TOPOGRAPHICAL MAPS WE CANNOT ASCERTAIN HEIGHT RELATIVE TO REST OF CITY, BUT IT IS PARTWAY UP HILL RISING FROM BESSARABSKI MARKET TO THE EAST AND NORTH. TOP OF BUILDING APPEARS ROUGHLY AT LEVEL OF RIDGE CREST, AND NEIGHBORING BUILDINGS DO NOT DOMINATE ALTHOUGH THEY ARE marginally HIGHER AT ROOF LINES AS ONE MOVES STEP-FASHION UPHILL. HOWEVER, REYTARSKAYA 32B/34 MAY BE HIGH RELATIVE TO KRUGLO-UNIVERSITETSKAYA, AND IF SO IT WOULD APPEAR FRONT RUNNER ON LOCATION SCORE.

4. SIZE CONSIDERATIONS: EVEN AFTER DISCOUNTING SOVIET FIGURE OF 4,728 SQUARE METERS USABLE SPACE, 67 CHKALOVA APPEARS OF AMPLE SIZE TO ACCOMMODATE OFFICES AND SEVERAL APARTMENTS, INCLUDING THAT OF CONGEN IF NECESSARY. PLOT SIZE IS ADDED BONUS, AND SPLIT-LEVEL ENTRANCES WOULD SEEM TOHAVE GOOD POTENTIAL FOR EFFICIENT ALLOCATION VARIOUS OFFICE FUNCTIONS. USE OF BOTH 32B/34 AND 37 REYTARSKAYA HAS ALREADY

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BEEN ANALYZED IN CONSULTING ARCHITECT'S REPORT INCLUDING POSSIBILITY OF CONGEN RESIDENCE WITHIN COMPLEX. FOR KRUGLO-UNIVERSITETSKAYA, WHICH SOVIETS ESTIMATED AT ONLY 2,669 SQUARE METERS USABLE, SIZE IS OBVIOUS PROBLEM. THERE IS HOWEVER AN ABUTTING APARTEMTN BUILDING ON SIDE ALONG KURGLO-UNIVERSITETSKAYA (KIEV OFFICIALS SAID IT WOULD BE SEPARATED BY DEMOLISHING ONE SECTION) AND AT OTHER END OF L PERHAPS 60 FEET UPHILL

A BRICK BUILDING AT NO. 3 KRUTIY (IN RUSSIAN: KRUTOY) SPUSK. ACQUISITION EITHER OF THESE BUILDINGS COMBINED WITH STRUCTURE OFFERED APPEARS AT FIRST GLANCE TO GIVE SUFFICIENT TOTAL SPACE. IF GIVEN SECOND BUILDING, IN THIS CASE - UNLIKE REYTARSKAYA - BOTH COULD BE PHYSICALLY JOINED FOR MORE CONVENIENT, EFFICIENT USE. IF FACTORS OTHER THAN SIZE ALONE ARE DEEMED TO FAVOR KRUGLO-UNIVERSITETSKAYA, PITCH TO SOVIETS FOR ONE OF TWO NEARBY BUILDINGS MIGHT BRING SPACE UP TO REQUIREMENTS.

5. CONGEN RESIDENCE: AS DEPARTMENT AWARE KNOOP SUGGESTED POSSIBILITY PANASA MIRNOGO COULD BE MADE INTO RESIDENCE ALBEIT WITH SOME INESCAPABLE DRAWBACKS. STANGE AND HELLMAN LOOKED AGAIN AT 9 CHKALOVA AND INDICATED THEY WOULD BE GIVING CONVERSION THIS STRUCTURE FURTHER THOUGHT. IF GOOD PLAN FOR EITHER CAN BE DEVELOPED WE WOULD PREFER SEPARATE RESIDENCE. HOWEVER, WE WOULD VOTE FOR RESIDENCE IN OFFICE COMPLEX SHOULD THIS BECOME LAST REMAINING ISSUE.

6. LATEST KIEV VISIT AND ABOVE DISCUSSION CONCENTRATES ON CENTRAL ISSUE OF OFFICE BUILDING, WITHOUT REFERENCE TO OUTSTANDING QUESTIONS OF DACHA AND APARTMENTS FOR DPO AND USIA OFFICER. WE WOULD HOPE THESE SURMOUNTABLE IF OFFICE/RESIDENCE RESOLVED. ALTHOUGH SOVIETS MAY WELL PRESS FOR INCLUSION THESE APARTMENTS IN OFFICE BUILDING IF LARGE ONE IS CHOSEN.

7. EMBASSY WILL SEEK OPPORTUNITY TO SEND SMALL TEAM TO KIEV IN NEAR FUTURE FOR OPINIONS OFFICERS INVOLVED WHO HAVE NOT YET HAD CHANCE TO VIEW LATEST SITE OFFERINGS.

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